



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.tornet.com.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION
Monday through Friday from
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed
Friday, October 26, 2007

CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

WEDNESDAY, OCTOBER 17, 2007

6:00 P.M.

NOTE EARLY START TIME

"Eat, drink and be scary."

~Author Unknown~

AGENDA

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
- 4. REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on October 11, 2007.
- 5. APPROVAL OF MINUTES: SEPTEMBER 19, 2007**
- 6. REQUESTS FOR POSTPONEMENTS**
- 7. ORAL COMMUNICATIONS FROM THE PUBLIC #1**
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda.

ROLL CALL: ____ Browning ____ Faulk ____ Gibson ____ Horwich ____ Uchima ____ Weideman ____ Chairperson Busch

8. TIME EXTENSIONS

- A. MIS07-00287: DAVID CREAL AND SEAN CASEY
Planning Commission consideration for approval of a one-year extension of a previously approved Tentative Parcel Map (DIV05-00018) for condominium purposes on property located in the R-2 Zone at 24215 Ocean Avenue. (Res. No. 07-117)
- B. MIS07-00288: RUDY F. ROCCO (1627 GREENWOOD, LLC)
Planning Commission consideration for approval of a one-year time extension of a previously approved Division of Lot (DIV05-00012) for condominium purposes on property located in the R-2 Zone at 1627 Greenwood Avenue. (Res. No. 07-118)

9. CONTINUED HEARINGS

- A. PRE07-00018: TOMARO ARCHITECTURE (BOB AND PAT HOFFMAN)
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new one-story single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla. (Res. No. 07-100)

10. WAIVERS

- A. WAV07-00016: VICTOR OTTEN, TRUTANICH-MICHEL, LLP
Planning Commission consideration for approval of a Waiver to allow a fence six feet high along the front (south), east and west side property lines on property located within the Hillside Overlay District in the R-1 Zone on Via Linda Vista. (Res. No. 07-116)

11. FORMAL HEARINGS

- A. PRE07-00016: LYNETTE FINLEY
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single-family residence located within the Hillside Overlay District in the R-1 Zone at 5144 Zakon Road. (Res. No. 07-114)
- B. PRE07-00021: JEROME AND LORI HAIG
Planning Commission consideration for approval of a Precise Plan of Development to allow one-story additions to an existing one-story residence with semi-subterranean living area on property located within the Hillside Overlay District in the R-1 Zone at 5405 Linda Drive. (Res. No. 07-115)

- C. CUP07-00020, DIV07-00013: JAMES KONG (2455 SEPULVEDA, LLC)
Planning Commission consideration for approval of a Conditional Use Permit to allow a new retail/commercial building in conjunction with a Division of Lot to merge two parcels into one parcel on property located in the M-2 Zone at 2455 Sepulveda Boulevard. (Res. Nos. 07-112, 07-113)

12. RESOLUTIONS

13. PUBLIC WORKSHOP ITEMS

- A. LUS07-00002: CITY OF TORRANCE (ROOF DECKS)
The Planning Commission proposes to amend portions of the Torrance Municipal Code to create a definition for decks and roof decks, establish development standards for roof decks and establish a review process of roof deck applications.

14. MISCELLANEOUS ITEMS

15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

16. LIST OF TENTATIVE PLANNING COMMISSION CASES

17. ORAL COMMUNICATIONS FROM THE PUBLIC #2

18. ADJOURNMENT